



File ref: 15/3/4-8/Erf_12533,14183
15/3/6-8/Erf_12533, 14183

Enquiries:
Mr AJ Burger

19 September 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED AMENDMENT OF A SUBDIVISION PLAN AND AMENDMENT OF CONDITIONS OF APPROVAL : PROPOSED PHASING OF SUBDIVISION PLAN ON ERF 12533, MALMESBURY AND SUBDIVISION, DEPARTURE OF DEVELOPMENT PARAMETERS AND PHASING OF SUBDIVISION PLAN ON ERF 14183 (PORTION OF ERF 12533), MALMESBURY

Your application with reference MAL/13903/MC, dated 10 July 2024, on behalf of Malmesbury Property Developers Pty Ltd, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of conditions pertaining to an existing approval : phasing of subdivision plan on erf 12533, Malmesbury and subdivision, departure of development parameters and phasing of subdivision plan on erf 14183 (portion of erf 12533), Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition 1.c), that reads:

"...1c) Portion A of erf 14183, Malmesbury be subdivided into 82 portions:

- 75 General Residential Zone 3 erven (group housing) (total extent of 2,4027ha)*
- 4 Open Space Zone 2 erven (private open spaces) (total extent of 0,3318ha)*
- 3 Transport Zone 2 erven (private roads) (total extent of 0,9380ha)..."*

be amended to read:

"...1c) Portion A of erf 14183, Malmesbury be subdivided into 83 portions:

- 75 General Residential Zone 3 erven (group housing) (total extent of 2,4027ha)*
- 4 Open Space Zone 2 erven (private open spaces) (total extent of 0,3318ha)*
- 3 Transport Zone 2 erven (private roads) (total extent of 0,9356ha)*

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- **1 Authority Zone erf (authority usage) (total extent of 0,0024ha)...**

b) Condition 1.d), that reads:

"...1d) The subdivision plan of portion A be phased as follows:

- Phase 1A.1: 41 group housing erven, 2 private open spaces and 2 private roads
- Phase 1B.2: 34 group housing erven, 2 private open spaces and 1 private road..."

be amended to read:

"...1d) The subdivision plan of portion A be phased as follows:

- Phase 1A.1: 41 group housing erven, 2 private open spaces, 2 private roads **and 1 authority usage erf**
- Phase 1B.2: 34 group housing erven, 2 private open spaces and 1 private road..."

B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of the subdivision plan of erf 14183, Malmesbury, is approved in terms of Section 70 of the By-Law.

The subdivision plan is also amended to make provision for the following street names, as indicated on the subdivision plan:

- Suikerbos Street
- Fluweelbos Street
- Spekbos Street
- Perdeblom Street

C. GENERAL

- The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- All other conditions of approval contained in the approval letter dated 14 December 2023, remain applicable;
- The approval is valid for a period of 5 years from the date mentioned at point , in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the validity period starts from the date of outcome of the decision for or against the appeal;
- All conditions of approval be implemented before clearance be issued and failing to do so, will cause the approval to lapse. Should all conditions of approval be met within the 5 year period the land use becomes permanent and the approval period will no longer be applicable.

Yours faithfully


MUNICIPAL MANAGER
 per Department Development Services
 AJB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Building Control Officer
 Department: Financial Services
 Department: Civil Engineering Services
 Department: Electrical Engineering Services

KEY:

- Relevant erf
- Development Phases
- Subdivision Lines

**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

Onverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruik en planning
(PK 8226 van 25 Maart 2020), onderhawig aan voorgeskrede
12533
Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8226 of 25 March 2020) subject to
conditions.

2024/09/20
DATE

MUNICIPAL BESTURDER
MUNICIPAL MANAGER

Proposed
Remainder
Erf 14183

Phase 1A.2
(±1.6235 ha)

Phase 1A.1
(±2.0489 ha)

14184

2

PHASING SCHEDULE			COLOUR
NO ERVEN	PROPOSED ZONING	LAND USE	
PHASE 1A.1			
41	General Residential Zone 3	Group Housing	
2	Open Space Zone 2	Private Open Space	
2	Transport Zone 2	Private Road	
1	Authority Zone	Authority Usage	
PHASE 1A.2			
34	General Residential Zone 3	Group Housing	
2	Open Space Zone 2	Private Open Space	
1	Transport Zone 2	Private Road	

3001

1/1969001

TITLE	PHASING PLAN
PHYSICAL ADDRESS:	PORTION A OF ERF 14183, MALMESBURY
NOTE	KLIPFONTEIN DEVELOPMENT
COMPILED BY:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
C.K. HUMBOLDT & VENOTE TOWN PLANNERS PROFESSIONAL REGISTRARS 18 PABERS STREET, MALMESBURY 14 022 4821945 Fax: 022 4871981 Email: zandee@umt.co.za	
DATE	JUNE 2024
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	MAU/1503/MC